

SECOND QUARTER 2004 Q2

Las Vegas Development Report





LAS VEGAS DEVELOPMENT REPORT

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Produced by Department of Planning & Development, Comprehensive Planning Division
Data Collection, Dan Donley and Andrew Powell; Document Design, Consuelo Emerson



Land Sales

* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter

Land Sales 1st Quarter 2004*

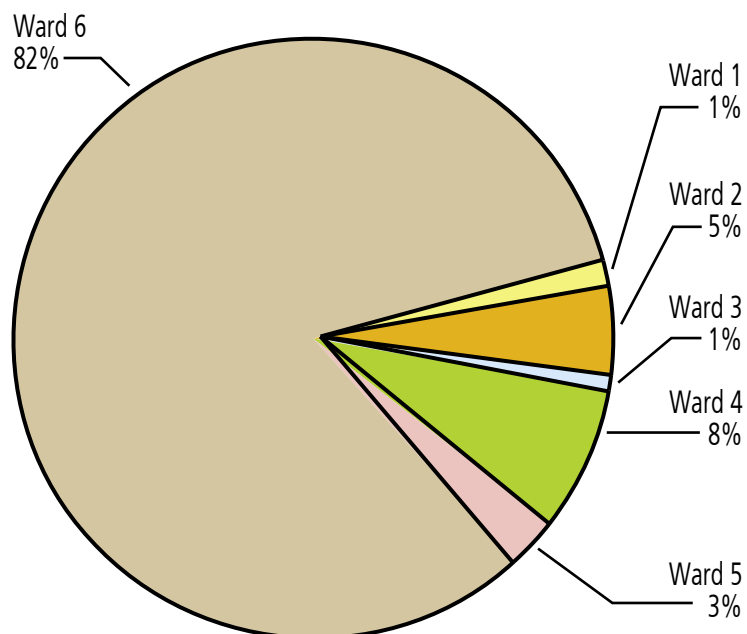
	SALES	TOTAL ACRES	VALUATION	PRICE/ACRE	2003 AVERAGE PRICE/ACRE
WARD 1	5	6.7	\$4,190,000	\$630,075	\$521,330
WARD 2	5	23.0	\$12,799,910	\$557,487	\$437,090
WARD 3	1	4.8	\$880,000	\$184,874	\$378,981
WARD 4	8	38.5	\$13,406,302	\$347,854	\$305,115
WARD 5	6	13.9	\$4,632,753	\$333,292	\$460,248
WARD 6	31	408.5	\$86,780,970	\$212,428	\$283,242
CLV TOTALS	56	495.4	\$122,689,935	\$247,693	\$309,485 **
OUTSIDE CLV	433	3,234.9	\$854,549,685	\$264,165	\$297,159 **
GRAND TOTAL	489	3,730.2	\$977,239,620	\$261,978	\$299,544 **

Source: Homebuilders Research, "Hotsheets" Newsletter. For more information contact Dennis Smith, Homebuilders Research (702) 645-4200

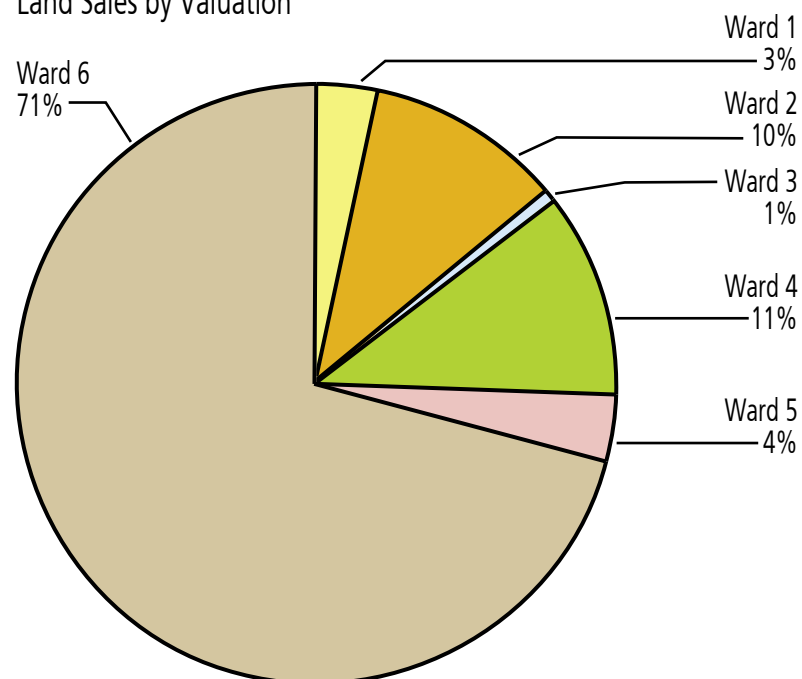
* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter

** Each ward has various amounts for both price and acres. This represents an average of the total price per acre for 2003.

Land Sales by Acres



Land Sales by Valuation



LAND SALES

Q2

LAND SALES

LAS VEGAS DEVELOPMENT REPORT: SECOND QUARTER 2004 4

LEGEND

PRICE PER ACRE

- Under \$25,000
- \$25,000 - 74,999
- 75,000 - \$149,999
- \$150,000 - \$349,000
- \$350,000 and higher

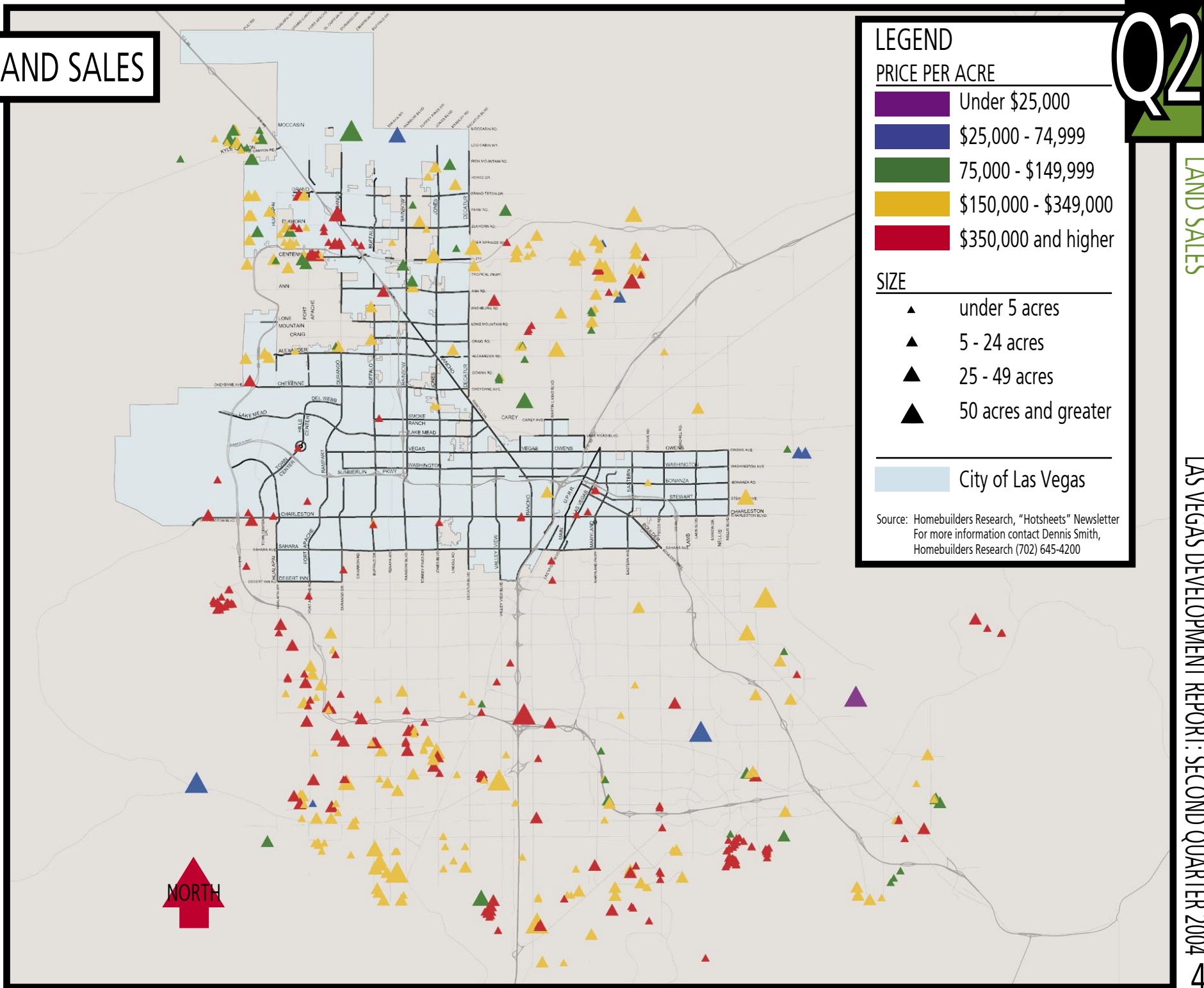
SIZE

- under 5 acres
- 5 - 24 acres
- 25 - 49 acres
- 50 acres and greater

City of Las Vegas

Source: Homebuilders Research, "Hotshots" Newsletter
For more information contact Dennis Smith,
Homebuilders Research (702) 645-4200

NORTH



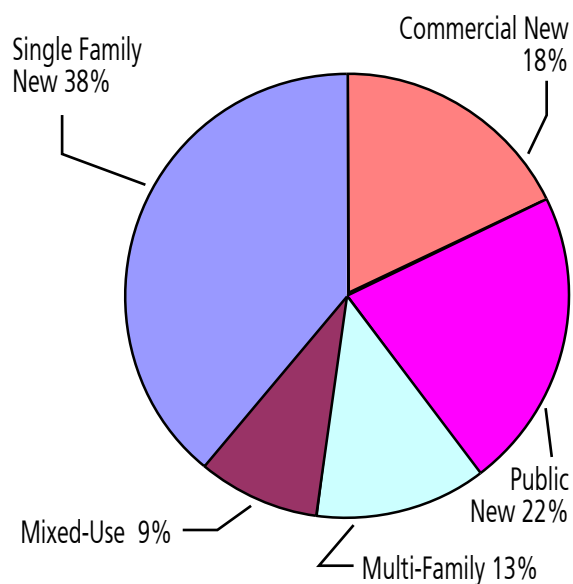


Planned Projects

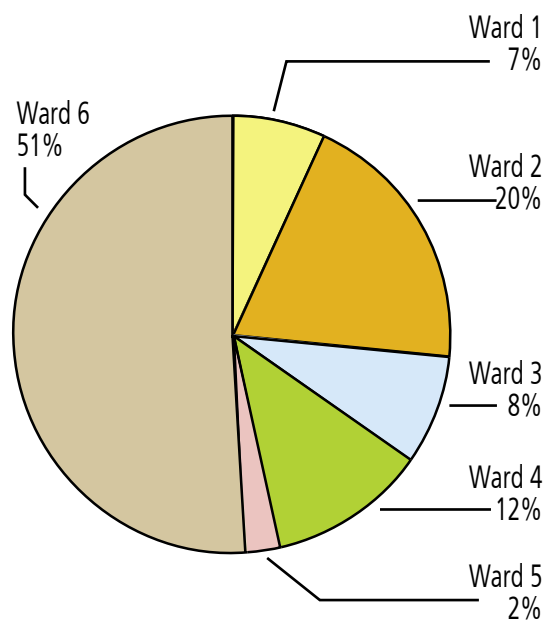
Summary of Site Plan Design Reviews
2nd Quarter 2004

CATEGORY	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		Total SDRs	Total Acres
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Commercial	12	29.3	4	4.3	2	5.5	5	11.3	6	7.6	8	35.0	37	93.0
Mixed-Use	2	4.4	0	0.0	1	0.7	0	0.0	0	0.0	1	41.0	4	46.1
Public	0	0.0	3	25.1	3	80.8	2	2.5	1	2.5	4	4.3	13	115.2
Single Family	1	4.8	1	40.1	2	21.8	1	10.3	2	5.0	10	123.2	17	205.1
Multi-Family	3	14.4	1	13.5	0	0.0	1	21.1	1	1.7	1	15.7	7	66.3
GRAND TOTAL	18	52.9	9	82.9	8	108.9	9	45.2	10	16.7	24	219.2	78	525.8

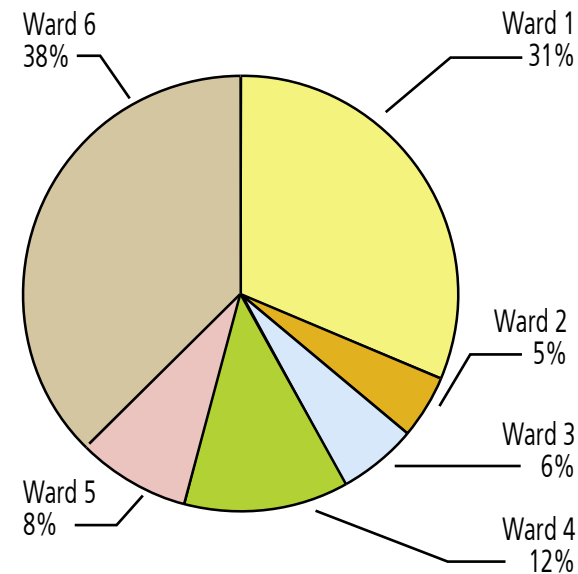
Site Plan Development Reviews by Acreage



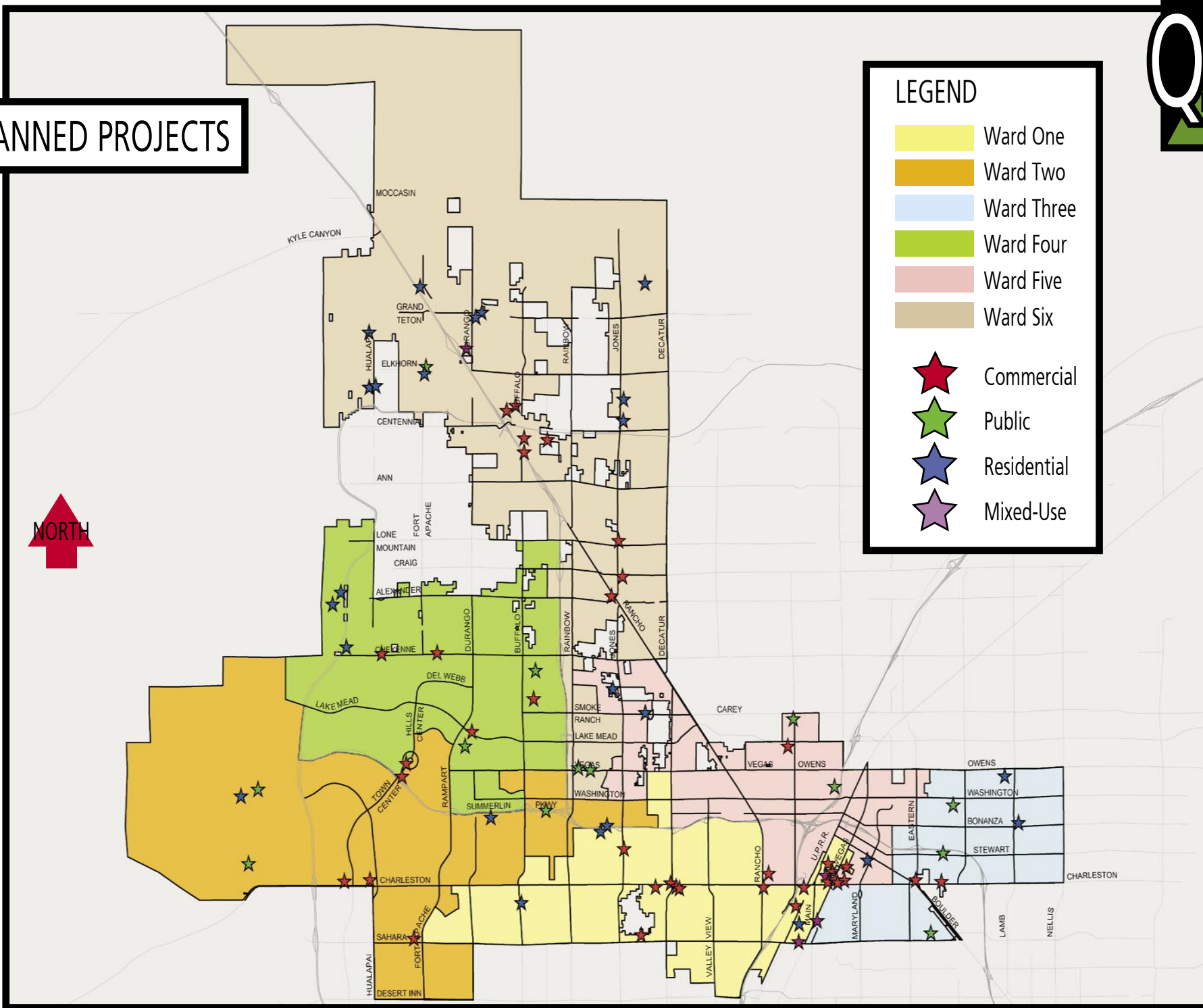
Single Family & Multi-family New by Acreage



Commercial New & Additions by Acreage



PLANNED PROJECTS





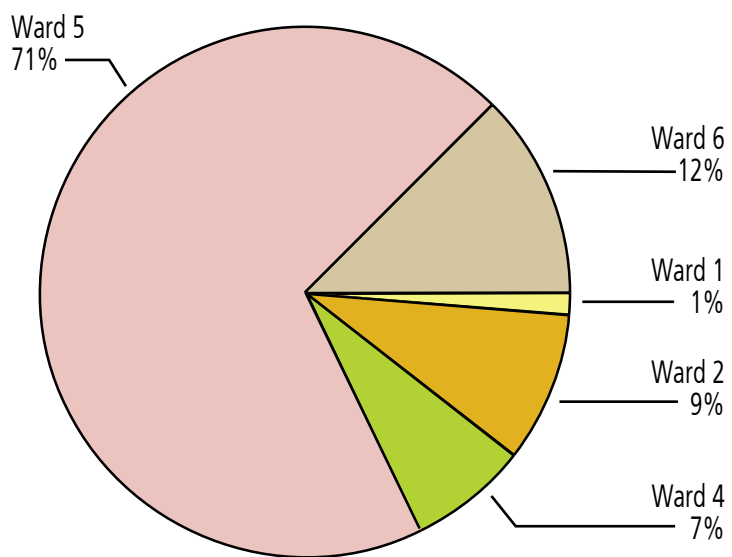
Permitted Projects

Summary of Building Permits 2nd Quarter 2004

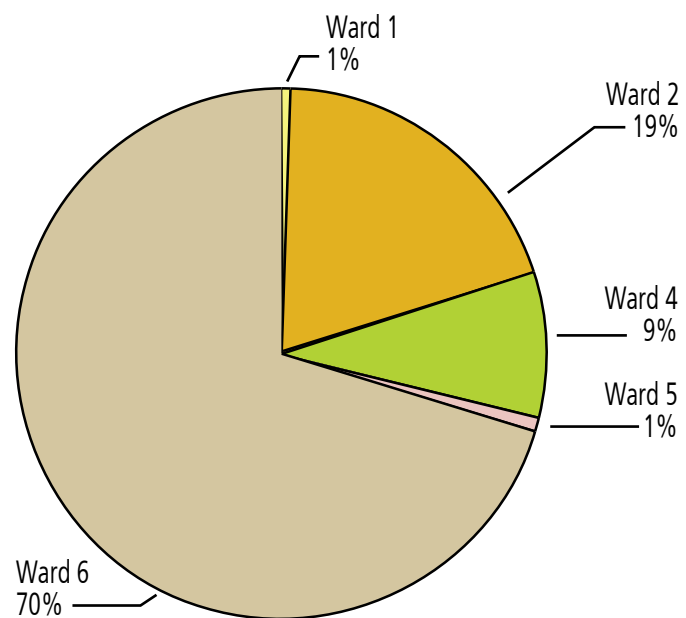
Category	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL PERMITS	TOTAL VALUATION
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	7	\$2,291,132	527	\$76,181,752	0	\$0	333	\$35,049,844	35	\$2,890,652	2001	\$276,636,298	2903	\$393,049,678
Single Family Additions	8	\$242,091	8	\$158,865	8	\$86,064	12	\$316,777	3	\$60,851	14	\$291,970	53	\$1,156,618
Single Family Remodel	10	\$120,260	10	\$322,500	8	\$51,992	9	\$52,095.00	1	\$5,000	13	\$165,124	51	\$716,971
Apartment Multiplex	0	\$0	50	\$51,881,591	0	\$0	2	\$989,755	11	\$3,774,553	149	\$44,871,110	212	\$101,517,009
Commercial New	7	\$1,869,042	8	\$11,860,333	0	\$0	12	\$9,116,418	4	\$90,497,375	24	\$16,078,102	55	\$129,421,270
Commercial Additions	0	\$0	0	\$0	0	\$0	1	\$53,050	0	\$0	0	\$0	1	\$53,050
Commercial Remodel	70	\$6,664,147	36	\$3,958,814	11	\$379,500	22	\$905,050	28	\$8,592,650	39	\$3,339,158	206	\$23,839,319
Hotel/Motel Remodel	0	\$0	0	\$0	1	\$50,000	0	\$0	0	\$0	0	\$0	1	\$50,000
Churches New	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2	\$2,000,000	2	\$2,000,000
Churches Additions	1	\$500,000	0	\$0	0	\$0	1	\$2,434,335	0	\$0	1	\$114,237	3	\$3,048,572
Pools & Spas	27	\$837,440	190	\$6,554,262	2	\$50,000	148	\$4,493,560	6	\$149,900	341	\$10,798,479	714	\$22,883,641
Mobile Homes	0	\$0	4	\$28,100	0	\$0	0	\$0	2	\$7,800	8	\$73,200	14	\$109,100
Signs	55	\$156,035	16	\$52,409	13	\$787,173	36	\$44,120	22	\$135,233	46	\$101,684	188	\$1,276,654
Miscellaneous	215	\$1,716,439	398	\$8,985,735	140	\$849,438	573	\$4,478,956	164	\$6,465,259	1010	\$17,898,851	2500	\$40,394,678
GRAND TOTAL	400	\$14,396,586	1247	\$159,984,361	183	\$2,254,167	1149	\$57,933,960	276	\$112,579,273	3648	\$372,368,213	6903	\$719,516,560

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Commercial New by Valuation



Single Family New by Valuation



SINGLE FAMILY NEW

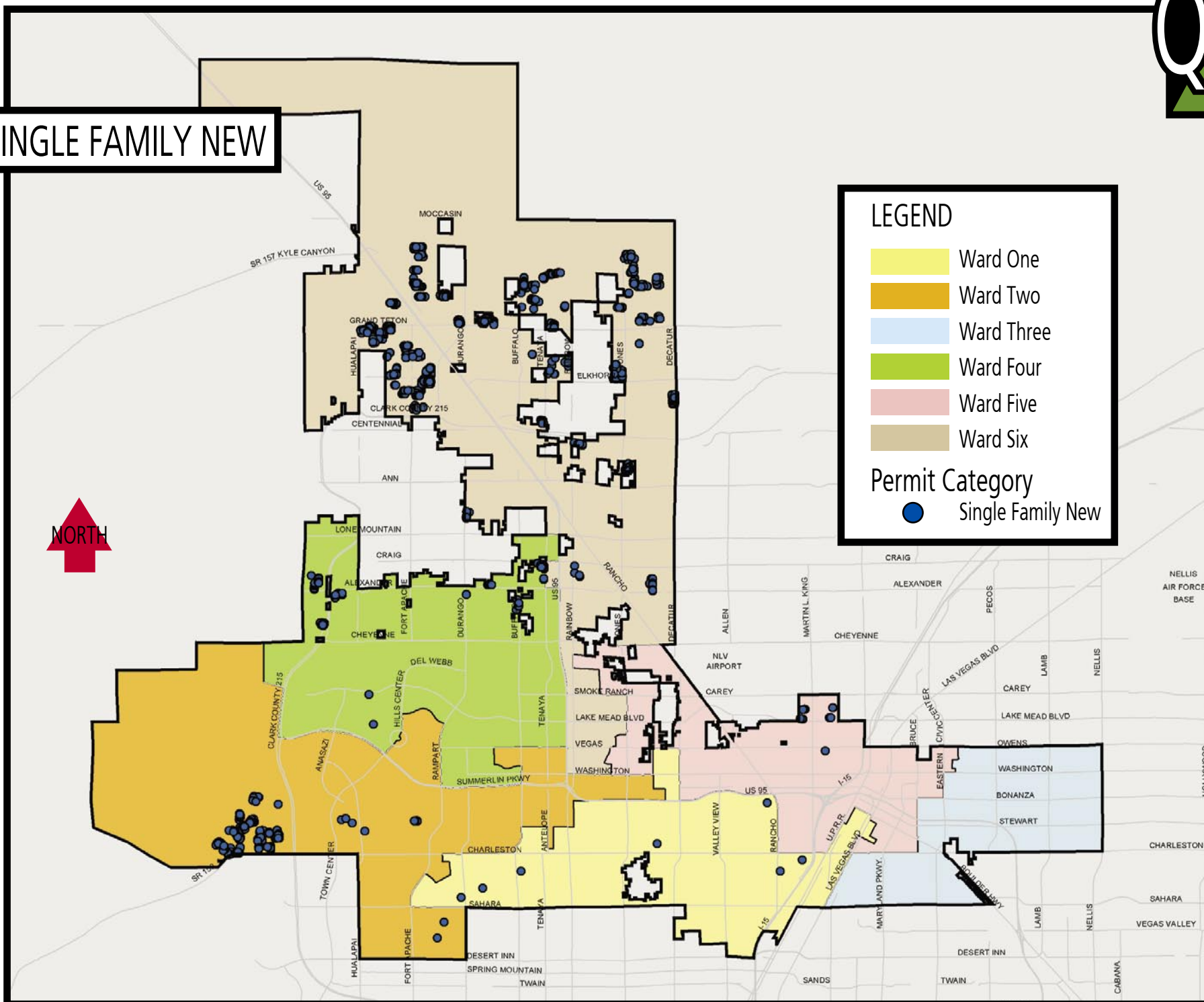


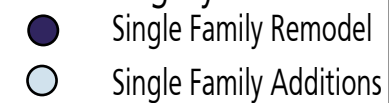
LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

Permit Category

- Single Family New





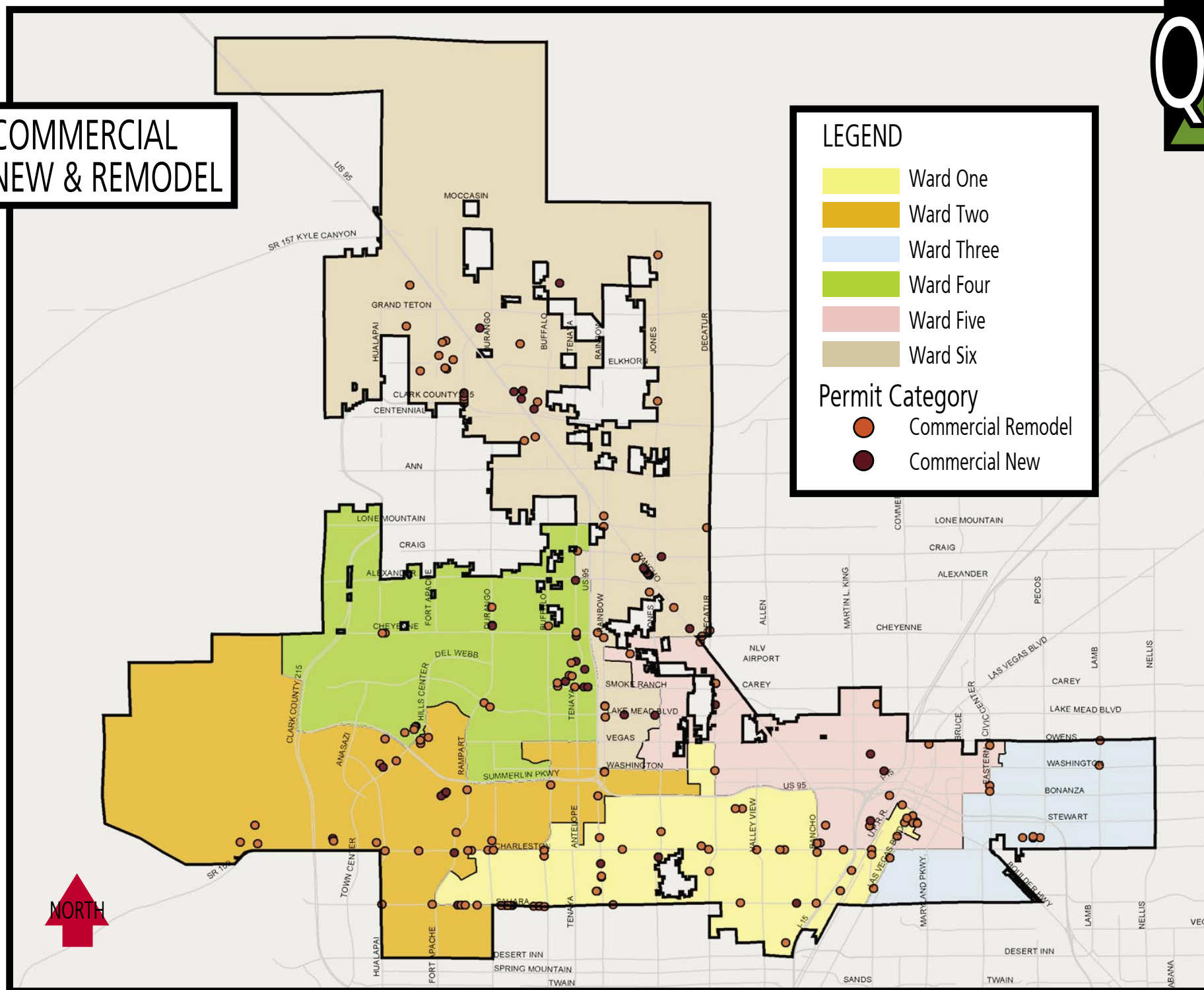
COMMERCIAL NEW & REMODEL

LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

Permit Category

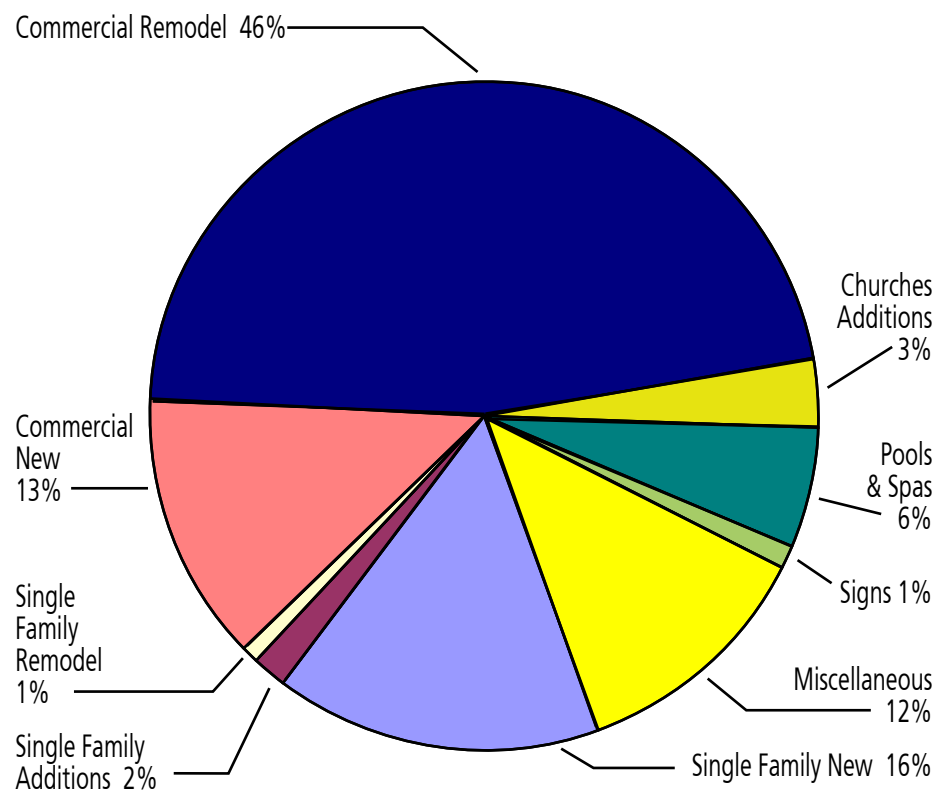
- Commercial Remodel
- Commercial New



Ward 1
Summary of Building Permits
2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	7	\$2,291,132	15.9%
Single Family Additions	8	\$242,091	1.6%
Single Family Remodel	10	\$120,260	0.8%
Commercial New	7	\$1,869,042	12.9%
Commercial Remodel	70	\$6,664,147	46.3%
Churches Additions	1	\$500,000	3.5%
Pools & Spas	27	\$837,440	5.8%
Signs	55	\$156,035	1.1%
Miscellaneous	215	\$1,716,439	11.9%
GRAND TOTAL	400	\$14,396,586	100.0%

Ward 1
Permits by Valuation

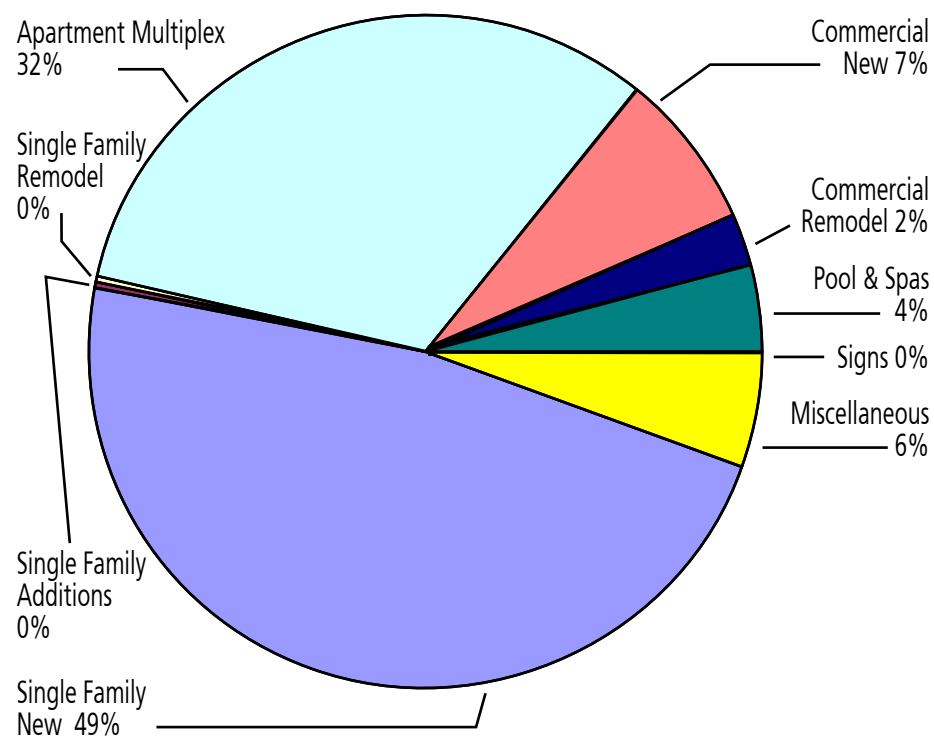


* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 2 Summary of Building Permits 2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	527	\$76,181,752	47.6%
Single Family Additions	8	\$158,865	0.1%
Single Family Remodel	10	\$322,500	0.2%
Apartment Multiplex	50	\$51,881,591	32.4%
Commercial New	8	\$11,860,333	7.4%
Commercial Remodel	36	\$3,958,814	2.5%
Pools & Spas	190	\$6,554,262	4.1%
Mobile Homes	4	\$28,100	0.2%
Signs	16	\$52,409	0.3%
Miscellaneous	398	\$8,985,735	5.6%
GRAND TOTAL	1247	\$159,984,361	100.0%

Ward 2 Permits by Valuation

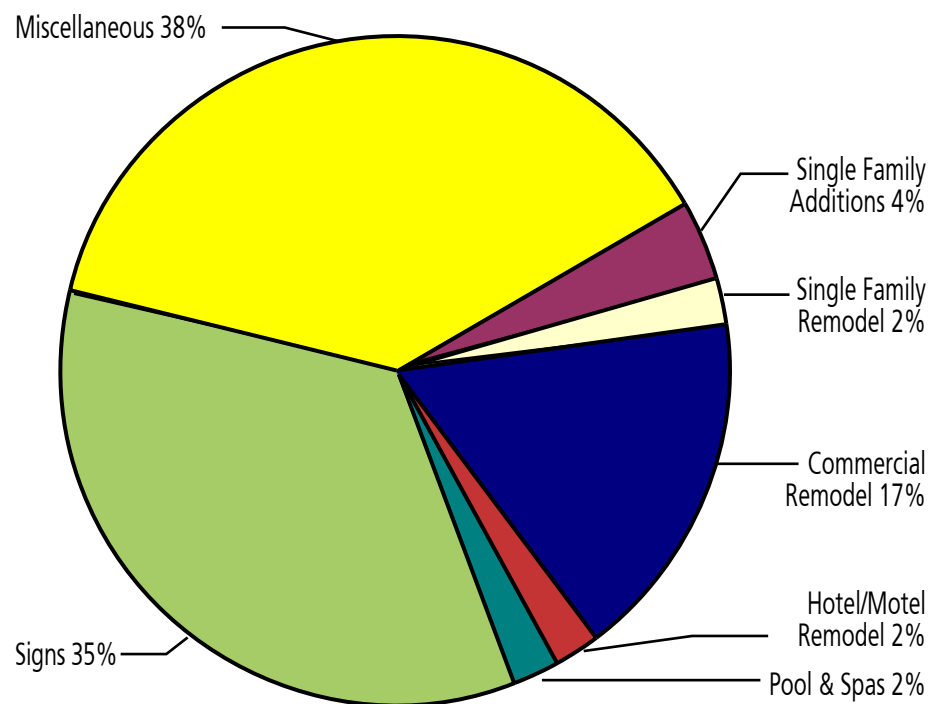


* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 3
Summary of Building Permits
2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family Additions	8	\$86,064	3.8%
Single Family Remodel	8	\$51,992	2.3%
Commercial Remodel	11	\$379,500	16.8%
Hotel/Motel Remodel	1	\$50,000	2.2%
Pools & Spas	2	\$50,000	2.2%
Signs	13	\$787,173	34.9%
Miscellaneous	140	\$849,438	37.7%
GRAND TOTAL	183	\$2,254,167	100.0%

Ward 3
Permits by Valuation



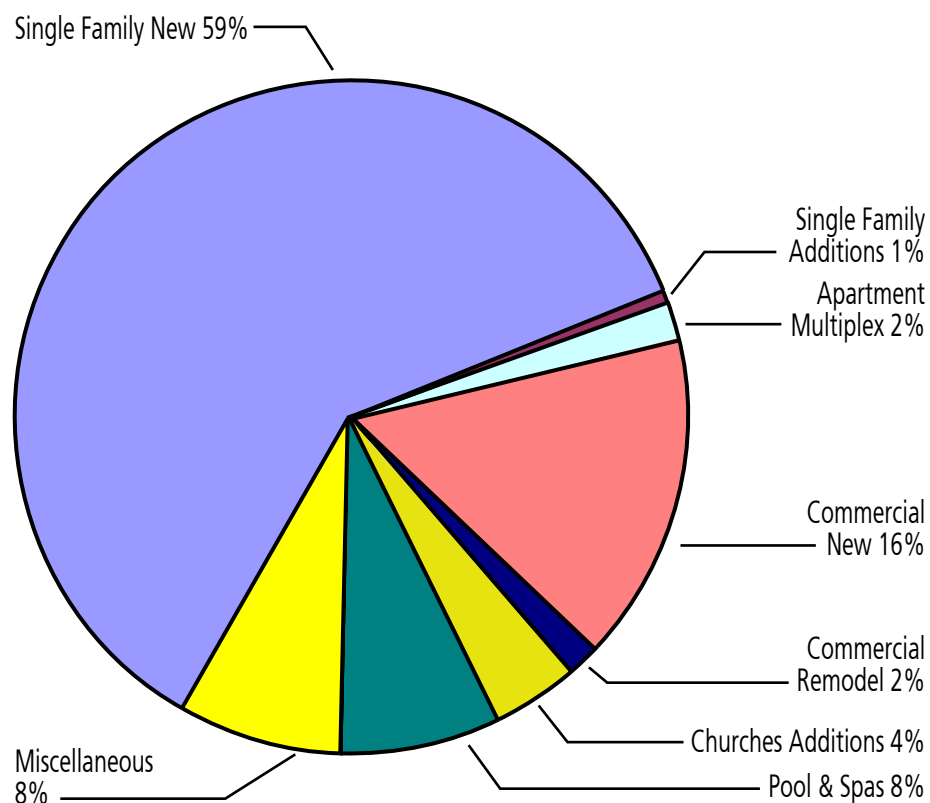
* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 4 Summary of Building Permits 2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	333	\$35,049,844	60.5%
Single Family Additions	12	\$316,777	0.6%
Single Family Remodel	9	\$52,095	0.1%
Apartment Multiplex	2	\$989,755	1.7%
Commercial New	12	\$9,116,418	15.7%
Commercial Additions	1	\$53,050	0.1%
Commercial Remodel	22	\$905,050	1.6%
Churches Additions	1	\$2,434,335	4.2%
Pools & Spas	148	\$4,493,560	7.8%
Signs	36	\$44,120	0.1%
Miscellaneous	573	\$4,478,956	7.7%
GRAND TOTAL	1149	\$57,933,960	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

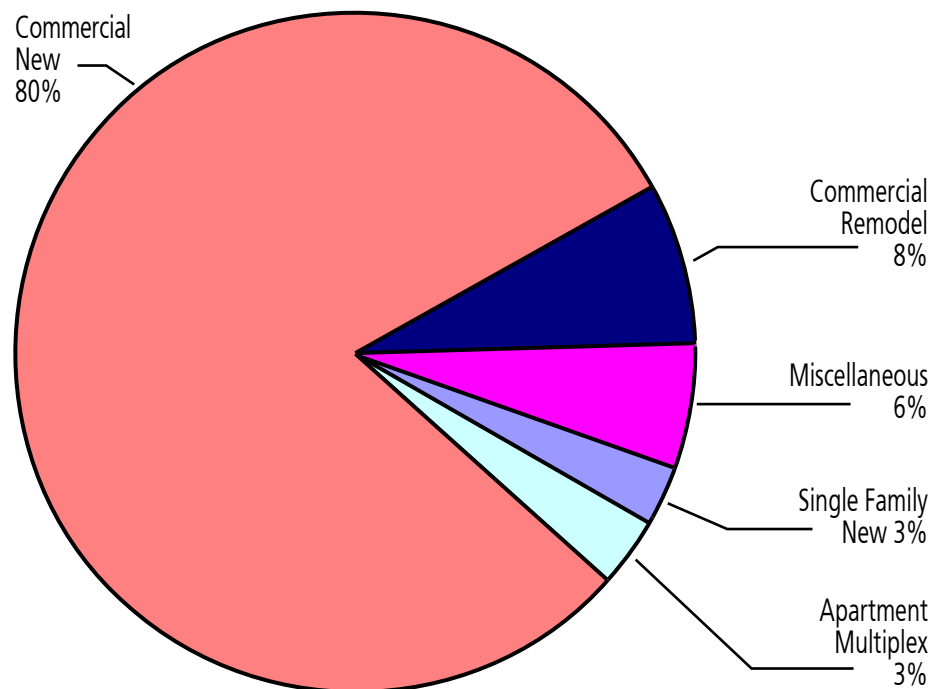
Ward 4 Permits by Valuation



Ward 5 Summary of Building Permits 2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	35	\$2,890,652	2.6%
Single Family Additions	3	\$60,851	0.1%
Single Family Remodel	1	\$5,000	0.0%
Apartment Multiplex	11	\$3,774,553	3.4%
Commercial New	4	\$90,497,375	80.4%
Commercial Remodel	28	\$8,592,650	7.6%
Pools & Spas	6	\$149,900	0.1%
Mobile Home	2	\$7,800	0.0%
Signs	22	\$135,233	0.1%
Miscellaneous	164	\$6,465,259	5.7%
GRAND TOTAL	276	\$112,579,273	100.0%

Ward 5 Permits by Valuation



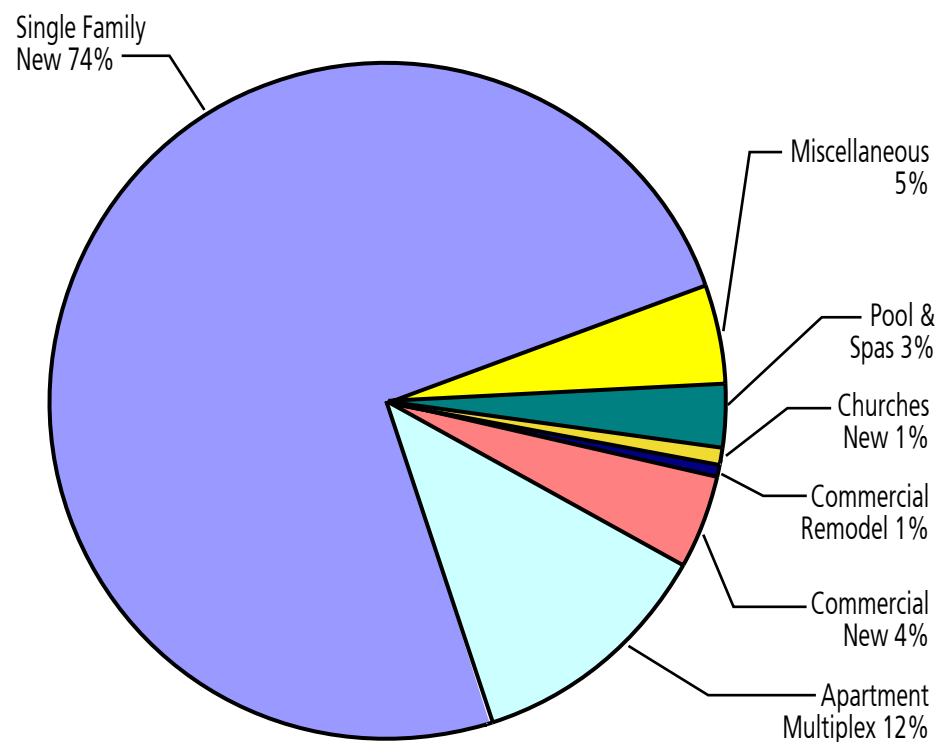
* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 6 Summary of Building Permits 2nd Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	2001	\$276,636,298	74.3%
Single Family Additions	14	\$291,970	0.1%
Single Family Remodel	13	\$165,124	0.0%
Apartment Multiplex	149	\$44,871,110	12.1%
Commercial New	24	\$16,078,102	4.3%
Commercial Remodel	39	\$3,339,158	1.0%
Churches New	2	\$2,000,000	1.0%
Churches Additions	1	\$114,237	0.0%
Pools & Spas	341	\$10,798,479	2.9%
Mobile Homes	8	\$73,200	0.0%
Signs	46	\$101,684	0.0%
Miscellaneous	1010	\$17,898,851	4.8%
GRAND TOTAL	3648	\$372,368,213	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 6 Permits by Valuation





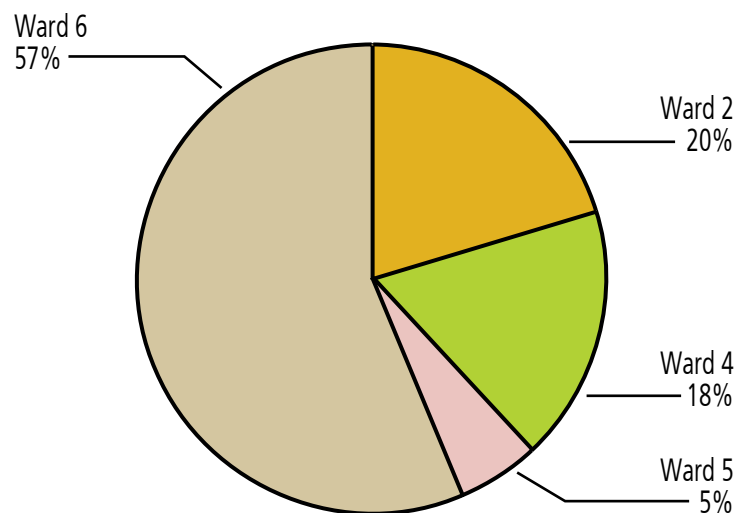
Completed Projects

Summary of Completions
2nd Quarter 2004

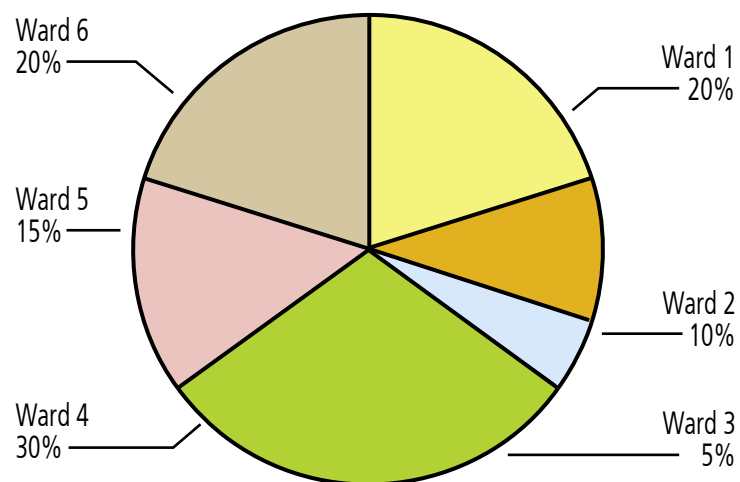
CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Grand Total	Percentage
Single Family New	5	321	0	288	88	911	1,613	77.6%
Single Family Additions	1	1	0	5	3	3	13	0.6%
Single Family Remodel	3	1	1	1	0	1	7	0.3%
Apartment Multiplex	0	0	0	14	0	27	41	1.9%
Apartment Remodel	0	0	0	0	0	1	1	0.1%
Commercial New	2	0	0	2	1	5	10	1.0%
Commercial Additions	1	0	0	0	0	1	2	0%
Commercial Remodel	4	2	1	1	2	4	14	1.0%
Mobile Homes	0	0	0	0	2	0	2	0%
Miscellaneous	39	68	40	68	38	123	376	18.1%
GRAND TOTAL	55	393	42	379	134	1,076	2,079	100.0%

Miscellaneous include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

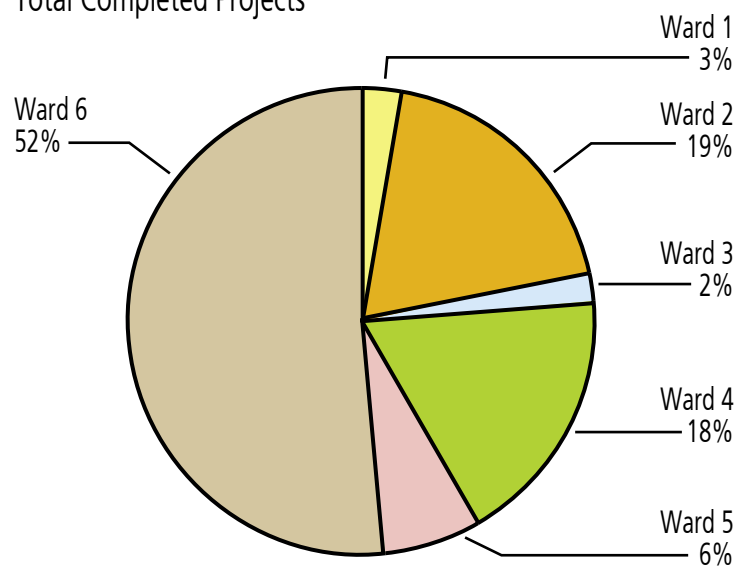
Completed New Single Family Projects



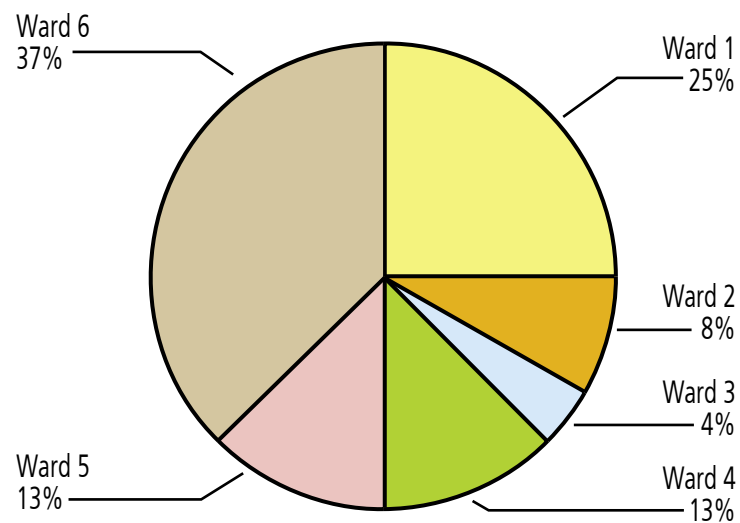
Completed Single Family Additions & Remodeled Projects



Total Completed Projects



Completed Commercial New & Remodeled Projects



COMPLETIONS

